

COUNTY OF PLACER Community Development Resource Agency

PLANNING

Michael J. Johnson, AICP Agency Director

TAHOE - ZONING ADMINISTRATOR ACTION AGENDA DECEMBER 9, 2009

The Zoning Administrator will consider the following applications at a Public Hearing to be held in the Board Chambers, Squaw Valley Public Service District, 305 Squaw Valley Road, Olympic Valley. Due legal notification of these applications was given to the interested public agencies, County Departments, and to property owners within 300 feet of the property lines of the subject property.

If you challenge the proposed project in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice, or in written correspondence delivered to the County at, or prior to, the public hearing. Administrative remedies must be exhausted prior to action being initiated in a court of law.

Materials related to an item on this Agenda that are submitted to the Zoning Administrator Clerk after distribution of the agenda packet, are available for public inspection in the Planning Department located at 565 West Lake Boulevard in Tahoe City, during normal business hours.

Placer County is committed to ensuring that persons with disabilities are provided the resources to participate fully in its public meetings. If you are hearing impaired, we have listening devices available. If you require additional disability-related modifications or accommodations, including auxiliary aids or services, please contact the Zoning Administrator Clerk. If requested, the agenda shall be provided in appropriate alternative formats to persons with disabilities. All requests must be in writing and must be received by the Clerk, five business days prior to the scheduled meeting for which you are requesting accommodation. Requests received after such time will be accommodated only if time permits.

2:30 VARIANCE (PVAA 20090366)

JE RUNDLE

CATEGORICAL EXEMPTION

APPROVED SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from John Wheeler on behalf of Catherine & Douglas Rundle, for a Variance to the front yard setback of 23 feet to the foundation and 20 feet to the eave where 30 feet is required for the purpose of enclosing a covered deck previously allowed under Placer County Code 17.54.140 (3) (Reduced Setbacks on Zoning Map 22B). The subject property, Assessor's Parcel Number 069-351-004, comprises 8,307 square feet, and is located at 7309 Cascade Road in the Serene Lakes area, and is currently zoned RS-B-X 6,500 square feet minimum. The Zoning Administrator will also consider a finding of Categorical Exemption Section 18.36.070, Class 5- Minor Alterations in Land Use Limitations - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15305). The Planning Department contact for the above project is Jack Edstrom and can be reached at (530) 581-6283.

2:40 VARIANCE (PVAA 20090383)

JE BOTTOMLEY

CATEGORICAL EXEMPTION

APPROVED SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Gary Furumoto on behalf of John Bottomley, for a Variance to the front yard setback of zero feet to the structure and roof where 20 feet is required for the purpose of constructing a roof cover over an existing entry deck and stairway landing. The subject property, Assessor's Parcel Number 115-070-014, comprises 6,000 square feet, located south of 4694 North Lake Boulevard (address not assigned and is a separate lot that is a part of 4694 North Lake Boulevard), in the Carnelian Bay area, and is currently zoned Plan Area Statement 014-Cedar Flat Residential . The Zoning Administrator will also consider a finding of Categorical Exemption Section 18.36.070, Class 5- Minor Alterations in Land Use Limitations - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15305). The Planning Department contact for the above project is Jack Edstrom and can be reached at (530) 581-6283.

2:55 MINOR USE PERMIT (PMPC 20090374)

SW CASCADE SNOW REMOVAL CATEGORICAL EXEMPTION

APPROVED SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Cascade Snow Removal on behalf of Carrie Hoyt and Karen Plank, for a Minor Use Permit to allow for the seasonal storage of two snow removal vehicles, one vehicle to be stored on each parcel in the Serene Lakes Subdivision. The snow removal vehicles are intended to provide rapid snow removal response for the community and would be stored on the driveways of each of the locations listed below from the date of approval until April 30, 2010. Thereafter, the vehicles would be stored from November 1 until April 30 for each successive winter season. The subject properties, Assessor's Parcel Numbers 069-354-007 and 069-344-019, comprises 0.18 and 0.16 respectively, are located on 6161 Soda Springs Road, and 7206 Palisade Road, in the Serene Lakes area, and are currently zoned RS-B-X-6500 (Residential Single-Family, combining minimum Building Site of 6,500 square feet). The Zoning Administrator will also consider a finding of Categorical Exemption Section 18.36.070, Class 5 – Minor Alterations in Land Use Limitations - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15305). The Planning Department contact for the above project is Stacy Wydra and can be reached at (530) 581-6288.

3:10 MINOR USE PERMIT (PMPC 20090363)

SW CASTLE PEAK SNOW REMOVAL

CATEGORICAL EXEMPTION

APPROVED SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Cliff Busby on behalf of Castle Peak Co., INC, to allow for the seasonal storage of five snow removal vehicles, one vehicle to be stored on each parcel in the Serene Lakes Subdivision. The snow removal vehicles are intended to provide rapid snow removal response for the community and would be stored on the driveways of each of the locations listed below from the date of approval until April 30, 2010. Thereafter, the vehicles would be stored from November 1 until April 30 for each successive winter season. The subject properties, Assessor's Parcel Numbers 069-052-014, 069-470-059, 069-375-011, 069-034-010, and 069-331-016, comprises 0.18 acres, 0.24 acres, 0.18 acres, 0.20 acres, and 0.22 acres respectively are located on 2226 Lake Drive, 6246 Alpine Way, 4171 Donner Drive, 4103 Donner Drive, and 9399 Cascade Road in the Serene Lakes area, and are currently zoned RS-B-X-6500(Residential Single-Family, combining minimum Building Site of 6,500 square feet). The Zoning Administrator will also consider a finding of Categorical Exemption Section 18.36.070 Class 5 - Minor Alterations in Land Use Limitations - Placer County Environmental Review Ordinance (CEQA Guidelines Section 15305). The Planning Department contact for the above project is Stacy Wydra and can be reached at (530) 581-6288.

MINOR USE PERMIT (PMPA - 20080191)

DOMUS DEVELOPMENT - KINGS BEACH HOUSING NOW, SITE 4 -CHIPMUNK

3:25 STREET

AB MITIGATED NEGATIVE DECLARATION

SUPERVISORIAL DISTRICT 5 (MONTGOMERY)

APPROVED

Notice is hereby given that the Placer County Zoning Administrator will conduct a public hearing, on the date and time noted above, to consider a request from Susan Simon on behalf of Domus Development –Kings Beach Housing Now, to allow for the construction of two structures, (five (5) units in one structure and thirty-five (35) in the second) for a total of forty (40) new affordable housing/employee units and other on-site improvements. The structure with 35 units will also include a 26 parking space garage and accessory day care facility and offices for Domus Development. The subject property, Assessor's Parcel Number 090-222-050, comprises 1.5 acres, is located at 200 Chipmunk Street in the Kings Beach area and is currently zoned Kings Beach Community Plan, Special Area #2 - East Entry Commercial Area. The Zoning Administrator will also consider adoption of the Mitigated Negative Declaration prepared for the project. The Community Development Resource Agency contact for the above project is Allen Breuch and can be reached at (530) 581-6284.